ORDINANCE NO. ____________

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ADD A VERTICAL MIXED USE BUILDING (V) COMBINING DISTRICT TO CERTAIN TRACTS AND TO AMEND THE ZONING MAP TO CHANGE THE BOUNDARIES OF THE VERTICAL MIXED USE OVERLAY (VMU) DISTRICT TO EXCLUDE TRACTS 2, 3, AND 7, LOCATED IN THE NORTH SHOAL CREEK NEIGHBORHOOD PLANNING AREA.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to add a vertical mixed use building (V) combining district to certain tracts (the “Property”) described in Zoning Case No. C14-2008-0032, on file at the Neighborhood Planning and Zoning Department, as follows:

Approximately 36.9 acres of land in the City of Austin, Travis County, Texas, as shown on in the tract map attached as Exhibit “A” (North Shoal Creek Neighborhood Planning Area), located in the North Shoal Creek neighborhood planning area, locally known as the area bounded by Research Boulevard on the north, Burnet Road on the east, West Anderson Lane on the south and MoPac Expressway on the west, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit “B” (the Zoning Map).

Except as specifically provided in this ordinance, the existing base zoning districts, combining districts, and other conditions remain in effect.

PART 2. The zoning districts for the Property are changed from community commercial (GR) district, general commercial services (CS) district, and, commercial-liquor sales-(CS-1) district, to community commercial-vertical mixed use building (GR-V) combining district, general commercial services-vertical mixed use building (CS-V) combining district, and commercial-liquor sales-vertical mixed use building (CS-1-V) combining district, as more particularly described and identified in the chart below:
<table>
<thead>
<tr>
<th>TRACT #</th>
<th>TCAD PROPERTY ID #</th>
<th>COA ADDRESS</th>
<th>From</th>
<th>To</th>
</tr>
</thead>
</table>
| 1       | 244092             | 3202 W ANDERSON LN
                  | 3300 W ANDERSON LN
                  | 3200 W ANDERSON LN                    | GR, CS-1 | GR-V, CS-1-V     |
| 4       | 244089             | 7920 ROCKWOOD LN
                  | 2930 W ANDERSON LN                    | GR    | GR-V             |
| 5       | 244127             | 15,440 SQ FT OF LOT 1B *RESUB OF LOT 1 ALLANDALE SQUARE SEC 2 | GR    | GR-V             |
|         | 244128             | 2900 W ANDERSON LN
                  | GR, CS-1                              |       | GR-V, CS-1-V     |
| 6       | 244256             | 2700 W ANDERSON LN
                  | GR                                    |       | GR-V             |
| 8       | 242503             | 2430 W ANDERSON LN
                  | 2436 W ANDERSON LN
                  | CS-1, GR                           |       | CS-1-V, GR-V     |
|         | 242504             | 7930 BURNET RD
                  | 2536 1/2 W ANDERSON LN                | GR, CS | GR-V, CS-V      |
|         |                    | 2438 W ANDERSON LN
                  | 2408 W ANDERSON LN

**PART 3.** The Property is subject to Chapter 25-2, Subchapter E, Article 4.3 (*Vertical Mixed Use Buildings*) as follows:

The following applies to Tracts 1, 4-6, and 8:

1. The property is subject to the parking reductions identified in Article 4.3.3 E.3. (*Dimensional and Parking Requirements*).

2. For property in office districts, the additional uses allowed under Article 4.3.3. C.2 (*Ground-Floor Commercial Uses Allowed*) apply.  

3. Ten percent of residential units available for rental in a vertical mixed use building shall be reserved for households earning no more than 80 percent of the Annual Median Family Income.

**PART 4.** The zoning map is amended to change the boundaries of the vertical mixed use (VMU) overlay district to exclude Tracts 2, 3, and 7, located as shown in this Part and identified on Exhibit "A". These tracts are not subject to Chapter 25-2, Subchapter E, Article 4.3 (*Vertical Mixed Use Buildings*).
<table>
<thead>
<tr>
<th>TRACT #</th>
<th>TCAD PROPERTY ID #</th>
<th>COA ADDRESS</th>
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<tbody>
<tr>
<td>2</td>
<td>244093</td>
<td>7900 SHOAL CREEK BLVD</td>
</tr>
<tr>
<td>3</td>
<td>244090 244091</td>
<td>3010 W ANDERSON LN 3022 W ANDERSON LN</td>
</tr>
<tr>
<td>7</td>
<td>244248</td>
<td>2620 1/2 W ANDERSON LN 2620 W ANDERSON LN</td>
</tr>
</tbody>
</table>

PART 5. This ordinance takes effect on ____________________________, 2008.

PASSED AND APPROVED

\[\text{Signature}\]

\[\text{Signature}\]

\[\text{Signature}\]

__________________________, 2008

Will Wynn
Mayor

APPROVED: ____________________________ ATTEST: ____________________________

David Allan Smith
City Attorney

Shirley A. Gentry
City Clerk
North Shoal Creek Neighborhood Planning Area
Vertical Mixed Use (VMU) Overlay District
Tract Map
C14-2008-0032

Produced by City of Austin
Neighborhood Planning and Zoning Dept.
April 30, 2008

This map has been produced by the City of Austin for the sole purpose of aiding regional planning and is not warranted for any other use. No warranty is made regarding its accuracy or completeness.